

**Superb 95,865 sq ft
OFFICES TO LET**
Competitive Terms Available

RENTS FROM
£6.95
PER SQ FT*

* SUBJECT TO LEASE TERMS
AND FINANCIAL STATUS



QUORUM BUSINESS PARK

LONGBENTON | NEWCASTLE UPON TYNE | NE12 8EW

SUITES FROM 526 TO 8,907 SQ M
(5,661 TO 95,865 SQ FT)

One of Newcastle's prime business park locations

Quorum 4 is a modern purpose built office building providing 8,943 sq m (96,260 sq ft) with the benefit of 384 car parking spaces, a generous ratio of 1 per 23.23 sq m (1 per 250 sq ft).

The accommodation is arranged over ground and three upper floors, with the specification providing full Grade A air-conditioned floor plates of up to 2,243 sq m (24,141 sq ft).

LOCATION

Quorum Business Park is located at Longbenton, which is 6.44 km (4 miles) to the north of Newcastle upon Tyne City Centre, adjacent to the A188 Benton Lane, approximately 3.22 km (2 miles) equal distance between the A1 and the A19, both key road networks that provide access north/south in the region and onto the national motorway networks.

SITUATION

Quorum Business Park is a well established office park with modern highly specified buildings. Other occupiers in the close vicinity include BT, Communisis, Leica, Romec, Sitel and Greggs. A retail parade has recently been constructed at the entrance to the business park, including food outlets Eat@ and Greggs, and convenience offering

Tesco Express. Leisure facilities have been further enhanced with the opening of Pure Gym.

In the immediate proximity to Quorum Business Park are the centres of West Moor, Forest Hall and Benton Road, which provide local amenities and convenience shops.

Quorum Business Park is served by numerous public transport modes. There is a dedicated bus service which runs between Quorum Business Park and Four Lane Ends metro station.

Four Lane Ends metro station links to Newcastle Central Station, Newcastle International Airport and access to the wider National Rail Network.

Newcastle International Airport is located approximately 15 minutes drive from Quorum or can be accessed via public transport from Newcastle City Centre within 25 minutes.



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Aesica Balfour Beatty BRITISH ENGINES

COFELY CONVERGYS creating careers

EA ebiquity FABRICOM

GREGGS home group insure

MACAW ncfе. PureGym

swiftpage ltdr TESCO Bank



DESCRIPTION

The property comprises a detached modern office building constructed in 2004 of steel framed construction with part brick part glazed elevations under a shallow pitched insulated composite sheet roof.

The accommodation is arranged over ground and three upper floors benefitting from the following specification:

- BREAM Very Good
- Suspended Ceilings
- Category II Lighting
- Raised Access Floors - 200mm clear void
- Four pipe fan coil air-conditioning
- 2 x 13 person passenger lifts
- EPC Rating C(69)

The office accommodation is open plan and provides space from 5,661 sq ft to 95,865 sq ft as shown in the table below.

There are 384 car parking spaces provided, to the front and rear of the building, providing a ratio of 1 per 23.23 sq m (1 per 250 sq ft).

TENURE

New full repairing and insuring leases available on flexible terms.

RATEABLE VALUES

We are advised by the VOA that the current rateable values are as follows. Interested parties should make their own enquiries with the Local Authority.

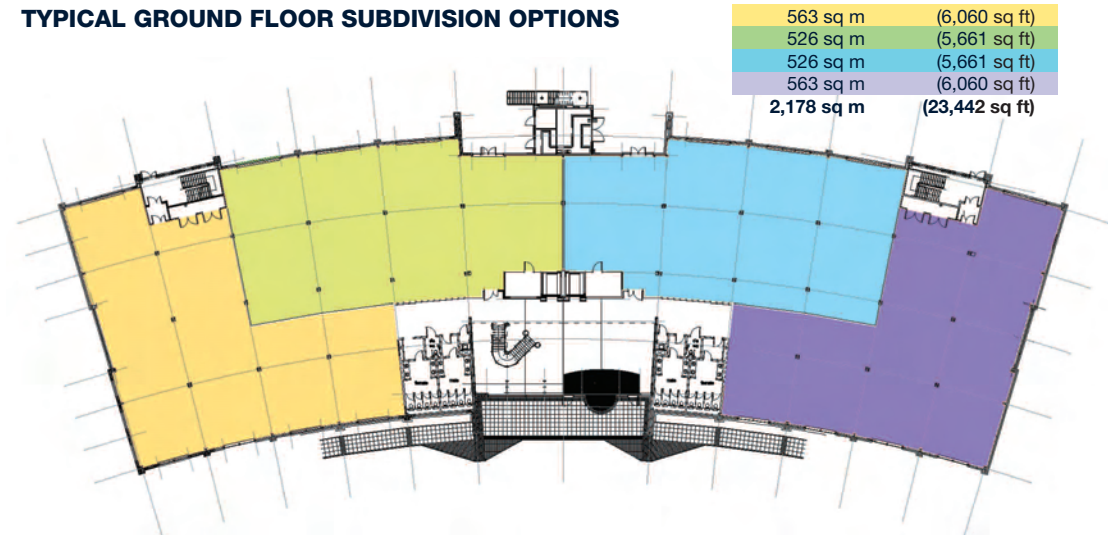
FIRST FLOOR	£292,500
SECOND FLOOR EAST	£214,000
SECOND FLOOR WEST	£73,000
THIRD FLOOR	£292,500



AVAILABILITY

FLOOR	SQ M	SQ FT
GROUND FLOOR	2,178	23,442
FIRST FLOOR	2,243	24,141
SECOND FLOOR	2,243	24,141
THIRD FLOOR	2,243	24,141
TOTAL	8,907	95,865

TYPICAL GROUND FLOOR SUBDIVISION OPTIONS





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